068.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,900 / 956,900
					USE VALUE:	956,900 / 956,900
					ASSESSED:	956,900 / 956,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		GROVE ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RONAYNE ARTHUR R & ELEANOR M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	28 GROVE ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RONAYNE ARTHUR R-ELEANOR M -
Owner 2:	-
Street 1:	28 GROVE ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,842 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1865, having primarily Wood Shingle Exterior and 2710 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7842.000	490,800	7,400	458,700	956,900
Total Card	0.180	490,800	7,400	458,700	956,900
Total Parcel	0.180	490,800	7,400	458,700	956,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.06 | /Parcel: 353.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 068.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,800	7400	7,842.	458,700	956,900	956,900	Year End Roll	12/18/2019
2019	101	FV	357,500	8300	7,842.	458,700	824,500	824,500	Year End Roll	1/3/2019
2018	101	FV	357,500	8300	7,842.	308,000	673,800	673,800	Year End Roll	12/20/2017
2017	101	FV	357,500	8300	7,842.	294,900	660,700	660,700	Year End Roll	1/3/2017
2016	101	FV	357,500	8300	7,842.	268,700	634,500	634,500	Year End	1/4/2016
2015	101	FV	337,000	8500	7,842.	216,200	561,700	561,700	Year End Roll	12/11/2014
2014	101	FV	337,000	8500	7,842.	193,300	538,800	538,800	Year End Roll	12/16/2013
2013	101	FV	337,000	8500	7,842.	183,500	529,000	529,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONAYNE ARTHUR	71058-422		5/25/2018	Convenience	10	No	No		
	11621-347		12/26/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	998	Redo Bas	17,500	C				
11/4/2009	1109	Addition	65,000			G	GROWTH	1 STORY RR ADD W/B
7/19/2000	560	Addition	6,000	C				ADD 2ST BAY AREA -

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	TTL REFUSAL	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
1/10/2000	Meas/Inspect	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7842		Sq. Ft.	Site		0	70.	0.84	11									458,683						458,700	

Total AC/HA: 0.18003 | Total SF/SM: 7842 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,683 | Spl Credit | Total: 458,700

User Acct

43562

GIS Ref

GIS Ref

Insp Date

11/10/18

!5874!

PRINT

Date	Time
12/10/20	20:42:11

LAST REV

Date	Time
10/26/20	11:19:43

danam

USER DEFINED

Prior Id # 1:	43562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08041596
Const Adj.:	0.99989998
Adj $ / SQ:	140.440
Other Features:	91451
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550208
Depreciation:	59422
Depreciated Total:	490785

COMMENTS

3/4 DORMER IN REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

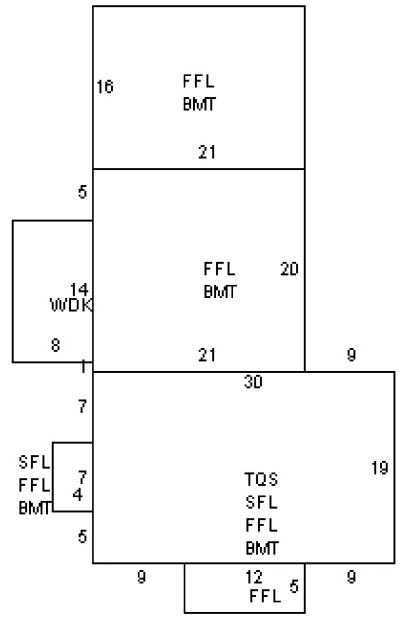
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.48
Special Features:	0	Val/Su Net:	125.65
Final Total:	490800	Val/Su SzAd	201.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,414	140.440	198,582
BMT	Basement	1,354	47.610	64,463
SFL	Second Floor	598	140.440	83,983
TQS	3/4 Story	428	140.440	60,038
WDK	Deck	112	14.930	1,672
	Net Sketched Area:	3,906	Total:	408,738
Size Ad	2439.5	Gross Are	4048	FinArea 2710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 068.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	80	0.00	T	40	101						
3	Garage	D	Y	1	24X22	A	GD	1970	19.73	T	29.4	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:	Total: 7,400